



PLANNING DIRECTOR'S HEARING AGENDA

WEDNESDAY, MAY 30, 2007

9:00 a.m.
City Council Chambers
City Hall

200 East Santa Clara Street
San Jose, California 95113-1905

Hearing Officers

Susan Walton, Principal Planner

Mike Enderby, Acting Principal Planner

**Joseph Horwedel, Director
Planning, Building, and Code Enforcement**

NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 535-7800 (VOICE), 294-9337 (TTY) at least two days, (48 hours) before the meeting. If you requested such an accommodation and have not already identified yourself to the technician seated at the staff table, please do so now. If you did not call in advance and do now need assistance, please see the technician.

NOTICE TO THE PUBLIC

Good morning, this is the Planning Director's Hearing of **May 30, 2007**. My name is _____ and I am the Hearing Officer for today's agenda. On behalf of the Planning Director, I would like to welcome you to this Public Hearing. Please remember to turn off all cell phones and pagers. A copy of the agenda is available on the table by the door for your convenience. A validation machine is available up the stairs at the rear of these chambers for parking tickets for the garage underneath City Hall.

The procedure for this hearing is as follows:

- Hearing Officer will identify the project as described on the agenda
- Staff report
- After the staff report, applicant and/or representative will have up to 5 minutes to speak and should make themselves known as their item comes up by approaching the microphone and identifying themselves and stating their home address, or just wave from the audience if you do not wish to speak
- Public testimony of up to 2 minutes, either for or against the project. Please state name and home address for the record
- After the public testimony, the applicant may make closing remarks of up to 5 minutes
- The Hearing Officer may ask questions of the speaker
- The public hearing will then be closed and the Hearing Officer will take action on the item. The Hearing Officer may request staff to respond to the public testimony, ask staff questions, and discuss the item

If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.

The Planning Director's action on these agenda items is final when the permit is signed and mailed, unless the permit is appealed. The Planning Director's actions are appealable in accordance with the requirements of Title 20 of the Municipal Zoning Code.

Note: If you have any agenda changes, please contact Lisa Vlay (lisa.vlay@sanjoseca.gov).

AGENDA

ORDER OF BUSINESS

1. DEFERRALS

Any item scheduled for hearing this morning for which deferral is being requested will be taken out of order, to be heard first on the matter of deferral. A list of staff recommended deferrals is available on the table. I will identify the items to be deferred and then ask for comments from the audience. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time. I will now open the public hearing. The following items are proposed to be deferred.

The matter of deferrals is now closed.

2. CONSENT CALENDAR

NOTICE TO THE PUBLIC

The consent calendar items are considered to be routine and will be considered together. There will be no separate discussion of these items unless a request is made by the Director of Planning, staff, or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please come to the podium at this time.

- a. **TR07-069. Tree Removal Permit** to remove one Eucalyptus tree, 71 inches in circumference, from the front yard of a single-family residence in the R-1-8 Single-Family Residence Zoning District, located on the west side of S. Sunset Avenue, approximately 130 feet south of E. San Antonio Street (212 South Sunset Avenue) (Fernando Miramontes and Maria A Lamas Et Al, Owners). Council District 5. CEQA: Exempt.
(Project Manager: Steven Rosen)
- b. **TR07-089. Tree Removal Permit** to remove two ordinance sized trees on a 0.14 gross acre site in the R-1-8(PD) Planned Development Zoning District, located at 7214 Via Romera. (Bryan and Lisa Barney, Owner). Council District 2. CEQA: Exempt.
(Project Manager: Chris Burton)
- c. **TR07-101. Tree Removal Permit** to remove one Monterey Pine tree, approximately 120 inches in circumference, from the rear yard of a single-family residence in the R-1-5 Single-Family Residence Zoning District, located at the northwestern terminus of Bluering Court (6065 Bluering Court) (Karen L Draper, Trustee, Owner). Council District 10. CEQA: Exempt.
(Project Manager: Steven Rosen)

- d. **TR07-044. Tree Removal Permit** to legalize the previous removal of two ordinance size Monterey Pine Trees on a 0.28 gross acre Multi-family Residential site in the R-M Multiple Residence Zoning District, located on the West side of Bundy Avenue, 330 feet north of Adra Avenue (409 Bundy Avenue) (Steven G. Speno, Trustee, Owner). Council District 1. CEQA: Exempt.
(Project Manager: Rachel Roberts)
- e. **TR07-049. Tree Removal Permit** to legalize the previous removal of two Eucalyptus trees, both approximately 90" in circumference, on a 0.25 gross acre single-family residential lot in the R-1-8 Single-Family Residence Zoning District, located on the East side of Tannahill Drive 200 feet north of Norcott Court (6716 Tannahill Drive) (Isaac and Marina Sargon, Owner). Council District 10. CEQA: Exempt.
(Project Manager: Rachel Roberts)
- f. **TR07-020. Tree Removal Permit** to legalize the prior removal of 2 ordinance size trees, one palm, approximately 80 inches in circumference, and one Ash, approximately 60 inches in circumference, on a single-family residential lot in the R-1-8 Single-Family Residence Zoning District, located on the West side of Colville Drive 100 feet south of Grandin Court (370 Colville Drive) (Norma A. Bravo, Owner). Council District 2. CEQA: Exempt.
(Project Manager: Rachel Roberts)
- g. **V07-003. Development Variance** to reduce the front setback and rear setback (approximately 14 feet and a minimum of 5 feet respectively) from the development standards of 25 feet for front setbacks and 20 feet for rear setbacks as set forth in Title 20 of the San Jose Municiple Code for a new single-family detached residence, totalling approximately 2,595 square feet, on a 0.13 gross acre site in the R-1-8 Single-Family Residence Zoning District, located on the south side of Timber Crest Drive approximately 300 feet northeast of Almaden Road (Sung Soo and Young-Soon Kim, Owner). Council District 10. SNI: None. CEQA: Exempt.
(Project Manager: Rachel Roberts)
- h. **PD07-014. Planned Development Permit** to allow construction of two (2) single-family attached and two (2) detached residential units on a 0.34 gross acre site.
PT07-015. Planned Development Tentative Map to subdivide one parcel into 5 lots for 4 attached and detached single-family residences on a 0.37 gross acre site. The projects being considered are located on east side of De Anza Boulevard, 350 feet northerly of Sharon Drive (1426 S. De Anza Blvd.), in the R-2 Two-Family Residence Zoning District (Yu-Sheng Kao & Tracy Hung-Ying et al, Owners). Council District: 1. SNI: None. CEQA: Exempt.
(Project Manager: Avril Baty)
- i. **SP07-009. Special Use Permit** to allow additional cabinet manufacturing use at an existing building on a 1.57 gross acre site in the IP Industrial Park Zoning District, located on the southeast corner of Atteberry Lane and Seareel Lane (1480 ATTEBERRY LN) (Dat And Chi Le, Owner). Council District 4. SNI: None. CEQA: Exempt.
(Project Manager: Christopher Burton)

- j. **TR07-070. Tree Removal Permit** requesting to remove one multi-trunk Siberian Elm, 150 inches in circumference, on a 0.15 gross acre site in the R-1-8 Single-Family Residence Zoning District, located on the southwest side of Homewood Drive, approximately 160 feet south of West Hedding Street (2472 Homewood Drive) (Peter and Deborah Sorich, Owners). Council District 6. CEQA: Exempt.
(Project Manager: Rebekah Ross)
- k. **TR07-074. Tree Removal Permit** request to remove one Mayten tree, 89 inches in circumference, on a 0.33 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at 1121 Westwood Drive (Bradford and Sandra Olson, owners). Council District 6. CEQA: Exempt.
(Project Manager: Rebekah Ross)
- l. **TR07-098. Tree Removal Permit** request to remove one Coastal Redwood tree, approximately 125 inches in circumference, from the rear yard of a single-family detached residence located on the north side of Fruitdale Avenue approximately 580 feet easterly of Winchester Boulevard (3001 Fruitdale Avenue) in the R-1-5 Single-Family Residence Zoning District, (Blodgett Michael J And Pamela K Trustee, Owner). Council District 6. CEQA: Exempt.
(Project Manager: Rebekah Ross)
- m. **TR07-055. Tree Removal Permit** to legalize the removal of one Cedar tree and one Pine tree approximately 65-69 inches in circumference on a 0.14 gross acre site located on the west side of Rudy Drive, approximately 110 feet northerly of Almond Blossom Lane (5691 Ruby Drive) in the R-1-8 Single-Family Residence Zoning District, (Brogdon Martin E And Elizabeth, Owner). Council District 9. CEQA: Exempt.
(Project Manager: Rebekah Ross)

The consent calendar is now closed.

3. PUBLIC HEARING

This concludes the Planning Director's Hearing for May 30, 2007. Thank you.

PLANNING DIRECTOR'S AGENDA ON THE WEB:
<http://www.sanjoseca.gov/planning/hearings/default.asp>
PUBLIC INFORMATION COUNTER
(408) 535-7800 CITY OF SAN JOSE